134.0	0003	0006.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	957,600 / 957,600
					USE VALUE:	957,600 / 957,600
					ASSESSED:	957,600 / 957,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
104		CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	D`AMOUR ALEXANDER NICHOLAS
Owner 2:	COLLINS MELISSA ANNE
Owner 3:	
Street 1:	104 CHURCHILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HERRERA MIGUEL -
Owner 2:	FREYMAN MONIKA -
Street 1:	9670 ARMSTRONG RD
Twn/City:	CANADA
St/Prov:	Cntry:
Postal:	V2P 6H4

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1950, having primarily Wood Shingle Exterior and 1782 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	417,600		540,000	957,600
Total Card	0.138	417,600		540,000	957,600
Total Parcel	0.138	417,600		540,000	957,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 537.37 | /Parcel: 537.3

Legal Description

User Acct 86301

GIS Ref

GIS Ref

Insp Date 05/19/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 134.0-0003-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	417,600	0	6,000.	540,000	957,600	957,600	Year End Roll	12/18/2019
2019	101	FV	305,400	0	6,000.	570,000	875,400	875,400	Year End Roll	1/3/2019
2018	101	FV	305,400	0	6,000.	420,000	725,400	725,400	Year End Roll	12/20/2017
2017	101	FV	305,400	0	6,000.	402,000	707,400	707,400	Year End Roll	1/3/2017
2016	101	FV	305,400	0	6,000.	372,000	677,400	677,400	Year End	1/4/2016
2015	101	FV	293,200	0	6,000.	312,000	605,200	605,200	Year End Roll	12/11/2014
2014	101	FV	293,200	0	6,000.	304,800	598,000	598,000	Year End Roll	12/16/2013
2013	101	FV	293,200	0	6,000.	290,400	583,600	583,600		12/13/2012

!10452!

PRINT

Date	Time
12/11/20	00:45:19

LAST REV

Date	Time
05/08/20	11:22:42
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10452

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HERRERA MIGUEL,	74445-351	1	4/10/2020		1,120,000	No	No		
BUSH RAY JENNIE	49427-335		5/10/2007		628,000	No	No		
BUSH RAY JENNIE	31138-376		2/15/2000	Convenience		No	No		
JONES JEREMY	25779-233		10/31/1995		286,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/21/2001	160	New Wind	3,800	C				4 WINDOWS-1 DOOR
8/31/1999	607	Alterati	78,000					REMODEL

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2018	MEAS&NOTICE	HS	Hanne S
12/3/2008	MLS	MM	Mary M
11/8/2008	Meas/Inspect	355	PATRIOT
7/22/2007	MLS	HC	Helen Chinal
11/5/1999	Meas/Inspect	256	PATRIOT
7/18/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	86301
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	90.	1.00	10									540,000						540,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	540,000	Spl Credit		Total:	540,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	1.00500000
Adj $ / SQ:	183.161
Other Features:	90750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	468203
Depreciation:	50566
Depreciated Total:	417637

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

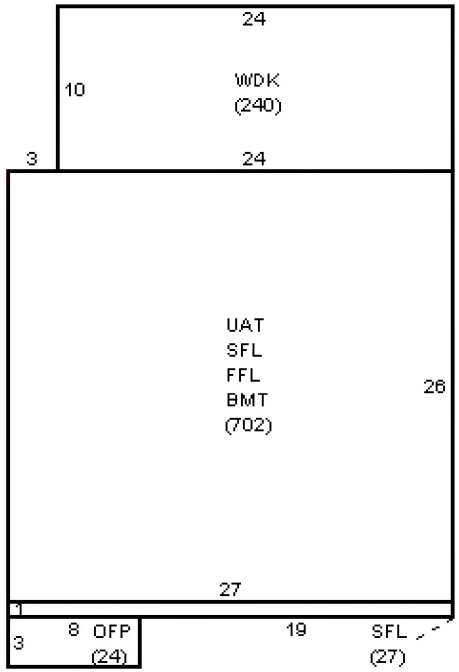
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	729	183.160	133,525
BMT	Basement	702	80.360	56,414
FFL	First Floor	702	183.160	128,579
WDK	Deck	240	10.220	2,452
UAT	Upper Attic	176	73.260	12,858
OFP	Open Porch	24	44.220	1,061

Net Sketched Area:	2,573			Total:	334,889
Size Ad	1431	Gross Are	3099	FinArea	1782

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	50	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	201.48
Special Features:	0	Val/Su Net:	162.30
Final Total:	417600	Val/Su SzAd	291.82

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

134.0-0003-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	